

CITY OF CALEXICO
COMMUNITY DEVELOPMENT SERVICES | PLANNING DIVISION (760) 768-2106
PROJECT LIST MONTHLY STATUS REPORT
DECEMBER 2009

Project Name Applicant/Owner	Type of Entitlement/ Procedure	Project Description	Location	City Case Planner	Status
LAS VENTANAS UA2004-43 Steve Hyman Westmount Properties, LLC 77682 Country Club Drive, Suite A-3 Palm Desert, CA 92211 (760) 200-5989	Annexations; General Plan Amendment; Change of Zone; and Tentative Tract Map.	304 acres of mixed development; 1,030 single family homes on 175.1 acres; 454 town homes consisting of four-plex and six-plex models on 28.5 acres; 28.6 acres of commercial; 14.9 acres of community and neighborhood parks; 6.3 acres for a school site; and 15 acres for retention basins.	North of Jasper Road and east of Highway 111.	Oliver Alvarado, Interim Planning Manager	Project pending. Master E.I.R. being prepared. Revised Notice of Preparation sent out 11-6-07 for 30 day public review. Second Screencheck DEIR currently being reviewed by City Staff. Additional Funds needed to proceed. *
ESMERALDA ESTATES UA2005-55 Steve Hyman Westmount Properties, LLC 77682 Country Club Drive, Suite A-3 Palm Desert, CA 92211 (760) 200-5989	Annexation; General Plan Amendment; Change of Zone; and Tentative Tract Map.	80.08 acres of mixed development; 291 single family homes (45.31 acres of 6,000 sq. ft. lots); 1.66 acres of open area and pedestrian links; 11.10 acres of easements; 2.61 acres of park; and 1.46 acres for a fire facility; 4.65 acres of retention basin.	North of Jasper Rd. and east of Meadows Road.	Oliver Alvarado, Interim Planning Manager	Project pending. Master E.I.R. being prepared. Revised Notice of Preparation sent out 11-6-07 for 30 day public review. Second Screencheck DEIR currently being reviewed by City Staff. Additional Funds needed to proceed. *
RANCHO DIAMANTE UA2004-46 (formerly known as Bool Property) Westmount Properties, LLC 77682 Country Club Drive, Suite A-3 Palm Desert, CA 92211 (760) 200-5989	Annexation; General Plan Amendment; Change of Zone; and Tentative Tract Map.	1,042 acres of mixed development, 2,560 single family homes (539.7 acres; 1,729 town homes on 105.7 acres; 22.2 acres of community park; 62.6 acres of schools; 38 acres of retention basins; and 172.1 acres of roadways and	North of Jasper Rd. and east of Bowker Road.	Oliver Alvarado, Interim Planning Manager	Project pending. Master E.I.R. being prepared. Revised Notice of Preparation sent out 11-6-07 for 30 day public review. Second Screencheck DEIR currently being reviewed by City Staff. Additional Funds needed to proceed. *

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CALEXICO MEGA PARK UA2007-07 (known as Scaroni Property) Phil Heald Calexico Mega Park, LLC 771 Sandalwood Drive El Centro, CA 92243 (760) 353-1124	General Plan Amendment No. ; Change of Zone No. ; and Tentative Tract Map No. 2007- 07.	157 acre mixed commercial/retail phased development including a Target department store, a car dealership, restaurants and medical/professional office uses.	South of Jasper Road and east of HWY 111.	Oliver M. Alvarado, Interim Planning Manager	FEIR completed. Project approved by Planning Commission on 7-13-09. Project approved by City Council 8- 18-09. Notice of Determination filed on 8-19-09 and 9-2-09. Lawsuit filed on project and currently under review by legal staff.
ESTRELLA SUBDIVISION UA2005-35 Westmount Properties, LLC 77682 Country Club Drive, Suite A-3 Palm Desert, CA 92211 (760) 200-5989	Annexation; Change of Zone; and Tentative Tract Map.	149.74 acre mixed use development of approximately 371 single family homes on 96.51 acres; 400 multi-family attached homes on 20.03 acres; a 12.94 acre school site; 6.05 acres of park; 1.56 acres of open area/pedestrians links; 12.65 acres of street with parkway; and 9.01 acres of retention basin area.	South of Jasper Road and west of Meadows Road (extended).	Armando G. Villa, Director	Project approved by the Planning Commission 10-08-07. Project approved by City Council 11-20-07. Notice of Determination filed with the County Clerk 11-26-07. Annexation approved by LAFCO on 9-24-09.
SANTA FE SUBDIVISION UA2004-56 Mr. Clifford Douglas 2371 ML King Calexico, CA 92231 (760) 756-0409	Annexation No. ; Zone Change No. ; Tent. Tract Map No. ;	220 acres mixed use development. 1,094 single and multi-family residences; 17.5 acres school site and park/detention basin.	South of Jasper Road and west of Bowker Road.	Armando G. Villa, Director	Planning Commission Public Hearing to consider project held 9- 24-07, 11/13/07, 1/14/08 and 2-25-08. Public hearing was tabled at Planning Commission meeting of 2- 25-08.*

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HALLWOOD/Calexico Place III & Casino UA2006-14 (formerly known as Calexico International Center) Udo Walther Hallwood Management, L.P. 3710 Rawlins Street, Suite 1500 Dallas, TX 75219	Specific Plan No.; General Plan Amendment No.; Zone Change No.; Tentative Tract Map No.; E.I.R. No.	232-acres for commercial highway land uses, including casino, hotels, retail, office, and restaurants, streets, and detention basins.	West of State Highway 111/Imperial Avenue and south of Jasper Road.	Oliver M. Alvarado, Interim Planning Manager	Project approved by City Council 5-5-09. Notice of Determination filed on 5-6-09. Second reading of Ordinances held 5-20-09. Second Notice of Determination filed on 5-22-09 and 9-2-09. Lawsuit filed on project and currently under review by legal staff.
ANZA R.V. RESORT UA2005-43 Dat U Joe 109 W. HWY 98 Calexico, CA 92231 (858) 751-5942	Annexation; General Plan Amendment; Change of Zone; and Tentative Tract Map.	328 acres development of approximately 273 R1 lots (78.15 acres); 1,018 RC lots (88.6 acres); RV lots (232 PS); with eight (8) commercial lots on 12.28 acres. The project open space and public facilities consist on four (4) baseball diamonds with a clubhouse, tennis courts, basketball courts, football field, equestrian center, and	South of Hwy. 98, north of the All American Canal and east of Hammer Road.	Oliver M. Alvarado, Interim Planning Manager	Letter to close files mailed 3-11-08. Files being reviewed and closed.
PALAZZO SUBDIVISION UA2006-36(formerly known as Cason/Anderson) Westmount Properties, LLC 77682 Country Club Drive, Suite A-3 Palm Desert, CA 92211 (760) 200-5989	Annexation; General Plan Amendment; Change of Zone; and Tentative Tract Map.	154.6 acre mixed use development consisting of 182 single family homes on 30.91 acres; 934 multi-family homes consisting of four-plex and six-plex models on 65.48 acres; 102 units of mixed-use (commercial Village on 6.40 acres; 21.62 acres for regional parks; and 13.33 acres for retention basins.	South of Jasper Road and east of Meadows Road (extended).	Oliver Alvarado, Interim Planning Manager	City/Developer Reimbursement Agreement and Consultant Agreement approved by City Council 7-15-08. Waiting for signed Agreement and deposit from applicant. Deposit received from applicant to continue project (Oct. 09). Meeting to discuss status of project scheduled for 12-2-09. Waiting for proposal from consultant (PMC).

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CALEXICO BUSINESS PARK UA2006-61 Teofilo (Teddy) Hamui 4995 Murphy Canyon Rd., Ste 402 San Diego, CA 92123 (858) 292-5185	Rezone, Specific Plan Amendment & development of 141 condominium units.	Development of 6.44 acres of 141 - 1,200s.f. to 1,500s.f. condominiums on larger 18.4 acre site	Generally bordered on the East by Hwy. 98, and on the West by Bowker Road.	Oliver Alvarado, Interim Planning Manager/Mark Vasquez, Associate Planner	Letter to close files mailed 2-28-08. Files being reviewed and closed.
VIVA CALEXICO UA2007-18 William R. Thomas 2351 South 4 th Street El Centro, CA 92243 (760) 353-8000	Annexation; General Plan Amendment; Change of Zone; and Tentative Tract Map.	47 acres mixed use development consisting of 9.4 acres of commercial uses and 39 single family residential lots, averaging about ½ acre in size.	Generally located south of SR-98 and east of Dogwood Road.	Oliver Alvarado, Interim Planning Manager	Letter to applicant, advising of the approval of the City/Consultant Agreement and the need to deposit the fiscal impact analysis fee mailed March 20, 2008. Letter regarding status of project mailed 6-19-08. Files being reviewed and closed.
HOUSING ELEMENT UPDATE 2008- 2014 UA2007-20 City of Calexico 608 Heber Avenue Calexico, CA 92231 (760) 768-2105	General Plan Amendment No. 2008-03	Update of the Housing Element in accordance with State requirements	City-Wide	Oliver Alvarado, Interim Planning Manager/ Ralph Morales, Housing Director	Housing Element approved by City Council on 5-5-09. NOD filed on 5- 12-09. Housing Element forwarded to HCD for review & approval. Comment letter from HCD (8-17- 09) recieved and being reviewed by City Consultants. Response to HCD comment letter of 8-17-09 submitted to HCD on 10-13-09. HCD to submit letter to the City by 12-11-09.

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SPHERE OF INFLUENCE AMENDMENT/ SERVICE AREA PLAN AMENDMENT City of Calexico 608 Heber Avenue Calexico, CA 92231 (760) 768-2105	LAFCO Service Area Plan (SAP) Amendment for Sphere of Influence (SOI) expansion.	Proposed amendment required to accommodate the development of the Las Ventanas, Esmeralda Estates and Rancho Diamante Projects.	North of Jasper Road and east of Bowker Road.	Oliver Alvarado, Interim Planning Manager	Minor changes made to ensure consistency with General Plan and EIR information 8-8-08. Draft Sphere of Influence resolution and Service Area Plan completed. Balance of deposit on the account needs to be provided by applicant.
CALEXICO GRAN PLAZA UA2007-23 (Amendment) Milan L. Garrison 595 E. Colorado Blvd., #528 Pasadena, CA 91101 (626) 584-1098	Tentative Subdivision Map and Design Review	Two phased Outlet commercial center development. Phase I would include 307,276 square feet of building area and Phase II would include 250,900 square feet of building area.	The site consist of 62 acres of land generally located on the southwest portion of the City, situated between the International Border and Second Street.	Armando G. Villa, Director	Revised site plan received on 9-15-09 and currently being reviewed by staff. Consultant augment request mailed to applicant 10-7-09. Augment request received from applicant (Nov. 09). Waiting for information from applicant in order to complete DEIR.
EADY RANCH UA2007-03 Roxanne Eady 1946 Lindwood Street San Diego, CA 92110 (619) 787-2332	Service Area Plan, Amendment and Sphere of Influence expansion	Addition of the site into the City's Sphere of Influence.	Generally located north of Anza Road and east of Barbara Worth Road.	Armando G. Villa, Director	Pending completeness of Service Area Plan amendments and Master E.I.R. Second Screencheck DEIR currently being reviewed by City Staff. *

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CALEXICO WATER PLANT City of Calexico 608 Heber Avenue Calexico, CA 92231 (760) 768-2180 UA 2008-05	Tentative Subdivision Map	Proposed Subdivision in order to create 7 parcels.	441 C. Chavez Blvd	Armando G. Villa, Director	Negative Declaration being prepared for public review. Planning Commission public hearing held 6-22-09 and continued to 7-13-09. Tentative Subdivision Map approved by Planning Commission on 7-13-09.
SIGN ORDINANCE UPDATE City of Calexico 608 Heber Avenue Calexico, CA 92231 (760) 768-2118 UA 2008-06	Zoning Ordinance Text Amendment	Update of the Sign Ordinance	City-Wide	Armando G. Villa, Director	Public Workshop held 8-28-08. Planning Commission workshop held 10-13-08. Third revision to proposed Ordinance completed by staff. Planning Commission workshop held on October 12, 2009. Public review of Ordinance set for 11/16/09 to 12/16/09.
ENRIQUEZ TENTATIVE PARCEL MAP UA2008-06 Victor Rodriguez Victor Rodriguez-Fernandez P.E. 38 W. 4th Street, Ste R Calexico, CA 92231 (760) 357-2434 (760) 357-2434	Tentative Parcel Map	Proposed Subdivision in order to create 2 parcels.	1241 CN Perry Avenue	Mark Vasquez, Associate Planner	Application Complete. Meeting with interested homeowners to be set up to to discuss street circulation plan with Director.

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BAILON TENTATIVE PARCEL MAP UA2007-12 GABRIEL BAILON J. Bailon Construction 541 Blair Avenue Calexico, CA 92231 (760) 455-2197 (760) 367-4406 Fax	Tentative Parcel Map	Proposed Subdivision in order to create 2 parcels.	1259 CN Perry	Mark Vasquez, Associate Planner	Planning Commission public hearing held 6-22-09 and continued to 7-13-09. Tentative Parcel Map approved by Planning Commission on 7-13-09.
ZONING ORDINANCE/MAP UPDATE UA2009-11 City of Calexico 608 Heber Avenue Calexico, CA 92231 (760) 768-2105	Zoning Ordinance Text Amendment	Update of the Zoning Ordinance and Zoning Map in conformity with the General Plan and State law.	City-Wide	Oliver M. Alvarado, Interim Planning Manager	Preparation of Consultant RFP. RFP's mailed out on 10-7-09. (2 week response). RFP's currently being reviewed by staff. Interviews with consultants held 11-12 & 11-16-09. Selection of consultant being determined.